



AGENDA ITEM NO. _____

STAFF REPORT
MAPC: November 30, 2023
DAB IV: December 4, 2023

CASE NUMBER: ZON2023-00062 (City)

APPLICANT/AGENT: Walnut Stevens Tobacco Bldg, LLC (owner)
Baughman Company, P.A. (agent)

REQUEST: CBD Central Business District

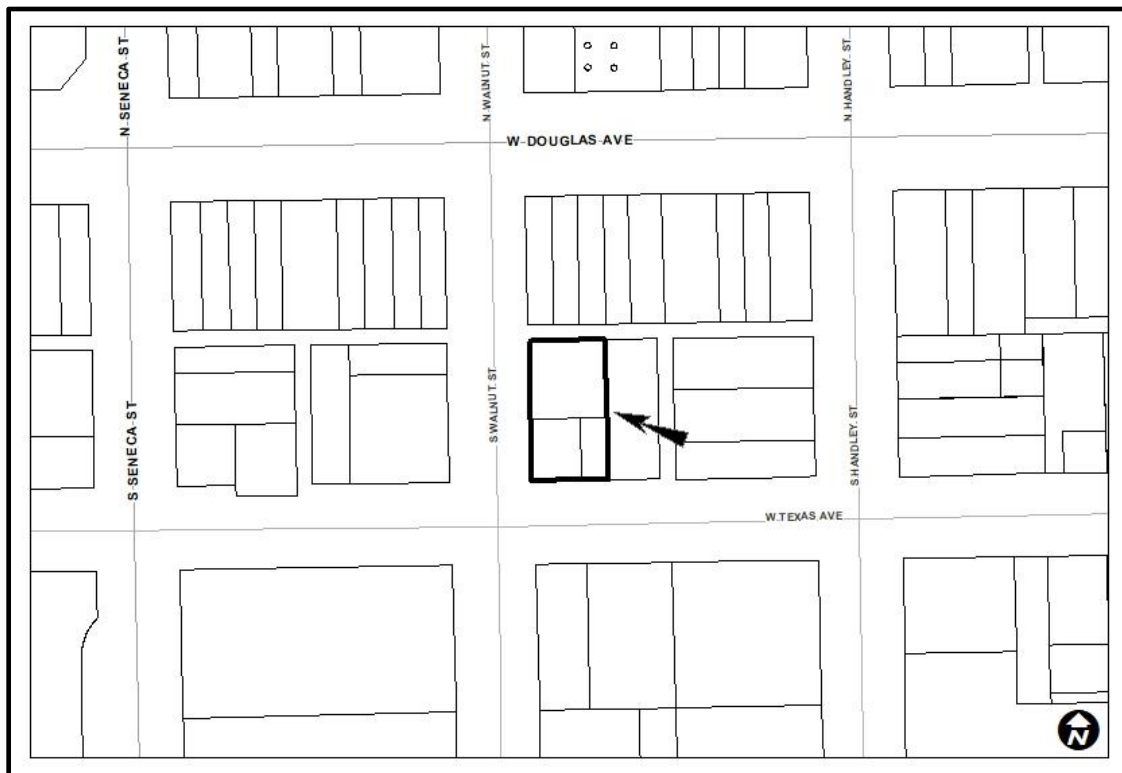
CURRENT ZONING: GC General Commercial District

SITE SIZE: 0.227 acres

LOCATION: Located on the northeast corner of South Walnut Street and West Texas Avenue (110 & 112 South Walnut Street, 926 West Texas Avenue).

PROPOSED USE: To redevelop the subject property in a consistent manner with surrounding properties.

RECOMMENDATION: Approve



ZON2023-00062

BACKGROUND: The applicant is requesting a zone change from GC General Commercial District to CBD Central Business District zoning. The platted properties, which total 0.227 acres in size, are located on the northeast corner of South Walnut Street and West Texas Avenue (110 & 112 South Walnut Street, 926 West Texas Avenue).

The subject site consists of three separate parcels. The parcels addressed as 110 and 112 South Walnut Street are currently developed with a two-story commercial building with a garage door on the first floor. The parcel addressed as 926 West Texas Avenue is developed with a single-family dwelling. The applicant did not specify how the property might be redeveloped, though the requested CBD zoning would give the applicant maximum flexibility with code required parking and building setback standards to develop the site. In August of 2023, the Wichita City Council approved a zone change request from LC to CBD at 905 West Douglas Avenue, and 115, 119, 121 South Handley Street (ZON2023-00037). These properties are on the same block as the current request. Within the past eight years, more than a dozen zone changes to CBD have been approved in the Delano area. There are a handful of uses that are permitted in the GC General Commercial District that are not permitted in the CBD Central Business District. Many of these uses are considered higher-intensity uses that do not adequately reflect the intent of the character of the CBD Central Business District. By changing to the CBD Central Business District, the parcels included in this request will be more in line with the character of the community.

The site is within the Delano Neighborhood Plan area and the Delano Overlay Zoning District (D-O). Any changes to the exterior or new construction on these properties must be reviewed and approved by the Planning Department, in accordance with the Delano Neighborhood Design Guidelines, before building permits are issued.

The Delano District was initially developed in the 1870s and then redeveloped in the early 1900s when off-street parking requirements did not exist. Therefore, many of the uses in the Delano District do not have, or have only minimal, off-street parking and rely upon public parking located in the street right-of-way. CBD zoning mitigates site development issues for older portions of the core area, such as the requirement to provide off-street parking (off-street parking is not required on CBD zoned property) and reduced setback requirements (the CBD district permits zero setbacks; setbacks in the GC District vary from zero to 20 feet). Public on-street parking is available throughout the Delano area.

Properties to the north are zoned CBD Central Business District and LI Limited Industrial District and are developed with offices, retail shops, and restaurants/bars. Property to the south, across West Texas Avenue, is zoned CBD Central Business District and is developed with the Downtown Senior Center. Property to the east is zoned GC General Commercial District and is developed with a warehouse. The property to the west, across South Seneca Street, is zoned GC General Commercial District and is developed with a parking lot.

CASE HISTORY: On August 4, 1872, the West Wichita Addition subdivision was created. There are no zoning cases associated with these properties.

ADJACENT ZONING AND LAND USE:

| | |
|----------------|-----------------------------|
| North: CBD, LI | Retail, Restaurant, Offices |
| South: CBD | Senior Center |
| East: GC | Warehouse |
| West: GC | Parking Lot |

PUBLIC SERVICES: The site has access to South Walnut Street, a two-lane local street with sidewalks on both side with on-street parking and West Texas Avenue, a two-lane local street with sidewalks on both

sides with on-street parking. The site is served by all municipal services. In addition to the on-street parking, the City is planning a multimodal transit center two blocks east and one block south at West Texas Avenue and South Oak Street. The proposed multimodal facility is to be constructed on the site bounded by Sycamore, Oak, Burton, and Texas Streets and is beyond 30 percent design. The multimodal facility will include: 12 bus bays, office space, security office, ticket windows, and public and staff restrooms. In addition, the proposed parking structure will contain approximately 420 public parking spaces. The multimodal facility will connect multiple transit routes and includes bicycle and scooter rental as well as bicycle lockers for privately owned bicycles. Two transit routes serve Douglas Avenue with service every 45 minutes, in each direction per route.

CONFORMANCE TO PLANS/POLICIES: The requested CBD zoning would continue to allow the property to be in conformance with existing plans and policies.

Community Investments Plan: The requested CBD zoning aligns with the goals of the Community Investments Plan. The 2035 Wichita Future Growth Concept Map within the Community Investments Plan (the Wichita-Sedgwick County Comprehensive Plan) depicts the subject site as appropriate for “New Employment.” This category “encompasses areas of land that likely will be developed or redeveloped by 2035 with uses that constitute centers or concentrations of employment.” The category also states, “In certain areas, especially those in proximity to existing residential uses, higher density housing and convenience retail centers likely will be developed.”

Wichita: Places for People Plan: The requested CBD zoning aligns with the goals of the Wichita: Places for People Plan by allowing for development momentum in the area. The Wichita: Places for People Plan provides recommendations for urban infill development in the Established Central Area. The subject site is located within the Established Central Area in an area identified as an “area of stability.” The Places for People Plan defines Areas of Stability as those “locations within the ECA that exhibit less stress, or fewer economic, connectivity and accessibility issues than the Areas of Opportunity. Areas of Stability require fewer interventions and potentially less public investment to maintain a stable development environment and community.” Furthermore, this commercial district is identified as a Community Core node as identified in the Wichita: Places for People Plan (2019). A Community Core node is intended to serve multiple neighborhoods and is designed to accommodate and balance multiple modes of transportation to serve a broader range of goods and services. While accommodating the retail and service market for multiple neighborhoods, the integration of civic or office uses will enhance the economic sustainability of these places. Ample on-street parking is available as well as surface parking lots nearby the subject parcel. This zoning action encourages walkability throughout the Delano Commercial District and beyond. Improvements should be targeted to support and continue this development momentum and strengthen the established physical context.

Delano Neighborhood Plan: The subject site falls within the boundaries of the Delano Neighborhood Plan. The proposed Future Land Use Map as part of the adopted Delano Neighborhood Plan depicts the subject site as appropriate for “Mixed Use.” The site also falls within the boundaries of the Delano Overlay. Any future modifications to the design of the building, or any new construction on site, must comply with the Delano Overlay Design Guidelines.

The Unified Zoning Code (UZY) states that the purpose of the CBD zoning district is to accommodate retail, commercial, office and other complementary land uses within the downtown core area of Wichita. It is intended for application only within the City of Wichita and only within the downtown core area and certain nearby areas being redeveloped with similar patterns of uses and site development standards such as but not limited to zero lot-line setbacks, shared parking, public streetscapes as landscaping and urban design elements and mixed uses within a building. The application area shares similar patterns of

development and uses as the original core CBD area.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**.

This recommendation is based on the following findings:

1. **The zoning, uses and character of the neighborhood:** The character of the neighborhood is mixed use. Properties to the north are zoned GC General Commercial District and are developed with commercial buildings, which includes offices and restaurants/bars. Property to the south, across West Texas Avenue, is zoned CBD Central Business District and is developed with a senior center. The property to the east is zoned GC General Commercial District and is developed with a warehouse. The property to the west is zoned GC General Commercial District and is developed with a parking lot.
2. **The suitability of the subject property for the uses to which it has been restricted:** The property is zoned GC General Commercial District which is suitable for a range of commercial uses but requires the provision of off-street parking per the UZC. The site can be developed as currently zoned. Many of these uses would be of a higher intensity than those that would be permitted in the CBD Central Business District. Approval of CBD Central Business District zoning would eliminate the requirement for off-street parking and modify building setback requirements and make the site more attractive to potential redevelopment. Changing the zoning to CBD Central Business District would allow the parcels to be more in line with the intended character of the community.
3. **Extent to which removal of the restrictions will detrimentally affect nearby property:** Approval of the request should have little if any significant adverse impact to nearby property owners. The current zoning would allow for a broad range of commercial uses, many of which would have higher intensities and could possibly impact the adjacent properties in a negative manner.
4. **Length of time property has remained vacant as zoned:** The property at 926 West Texas Avenue has been developed with a single-family residence since 1925. The property at 110 and 112 South Walnut Street has been developed with a warehouse/commercial building since 1936. It is unknown if the buildings are currently vacant or are being used.
5. **Relative gain to the public health, safety and welfare as compared to the loss in value or the hardship imposed upon the applicant:** Staff does not anticipate the requested zone change will have a significant impact on the public health, safety, and welfare of the surrounding community. Denial may result in the loss of use and enjoyment of the property for the applicant.
6. **Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies:** The requested CBD zoning would continue to allow the property to be in conformance with the *Community Investments Plan*, the *Wichita: Places for People Plan*, and the *Delano Neighborhood Plan* as discussed in the staff report.
7. **Impact of the proposed development on community facilities:** Approval of the request should generate no additional impacts on community facilities. Existing public infrastructure at the site will accommodate uses under the proposed CBD zoning.
8. **Opposition or support of neighborhood residents:** At the time the staff report was prepared, staff

has not received any comments regarding the proposed zone change.

Staff Report Attachments:








1. Aerial Map
2. Zoning Map
3. Land Use Map
4. Delano Plan's Future Land Use Map
5. Photos



ZON2023-00062

2035 Wichita Future Growth Concept Map

Legend

-  Established Central Area
-  Residential and Employment Mix
-  New Employment
-  New Residential
-  Wichita City Limits
-  Other Cities
-  Northwest Bypass Right-of-Way

Statistical Development Areas

-  Small City Urban Growth Areas
-  Small City Urban Growth Areas
-  Rural Areas

LAND USE

-  Residential
-  Commercial
-  Industrial
-  Major Air Transportation & Military
-  Parks and Open Space
-  Agricultural or Vacant
-  Major Institutional
-  Neighborhood/Area Plans

N



City of Wichita Planning Department
2023-2035 Future Growth Concept Map
This map is a conceptual representation of future growth and is not intended to be used for legal purposes. It is subject to change without notice.
Map Scale: 1 inch = 1 mile
Map Date: 10/2023
Map Author: City of Wichita Planning Department
Map Reviewer: City of Wichita Planning Department

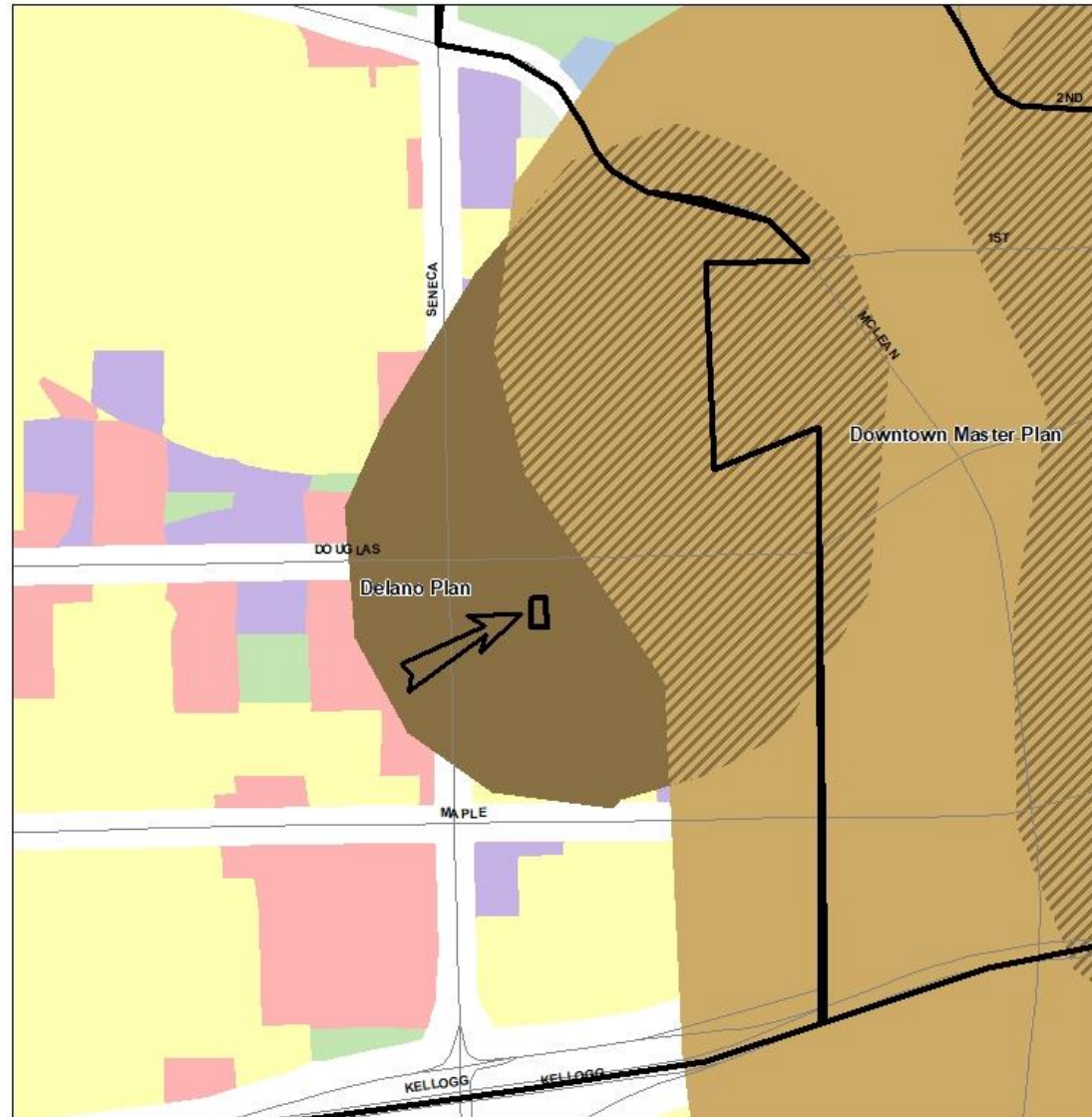
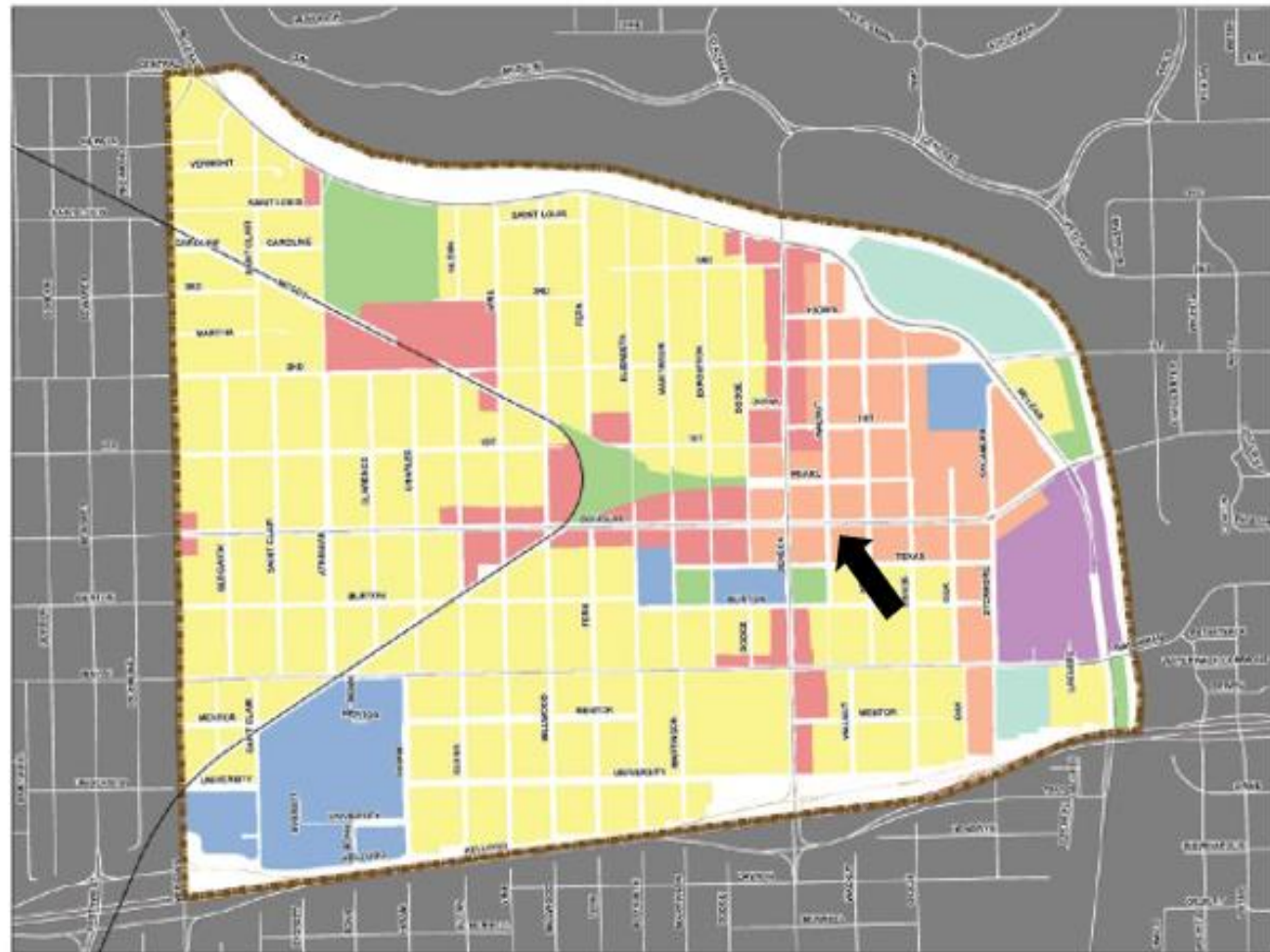


Fig. 17 Future Land Use Concept

Legend

-  Deland Neighborhood Boundary
-  Residential
-  Commercial
-  Mixed Use
-  Major Institutional
-  Recreation/Entertainment
-  Parks and Open Space
-  Ballpark Village



Looking north at 926 West Texas Ave



Looking southeast at 110 and 112 South Walnut Street



Looking south away from site



Looking east away from rear of site



Looking west from rear of site

